



Williamson and Travis County

Property				
Total Acreage: 1,990 acres/805 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 341 & 371	
Location				
City: Leander			County: Williamson and Travis	
Address/Directions: Located one-half mile/.8 km west of US 183, south of FM 2243 and north of FM 1431				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: .5 miles/.8 kilometers Distance to Interstate Highways: 14 miles/23 km			Type of Zoning: Single-Family with some General Commercial	
General Site Information				
Previous Use of Site: Open Land		General Condition: Excellent		Dimensions: 1.5 x 1.3 miles/2.4 x 2.1 kilometers
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limy earths; on uplands with variable 3 to 30 percent slopes				Shrink/Swell Capacity: Low to moderate with a moderate to high risk of corrosion for uncoated steel and a low risk of corrosion for concrete
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: .25 to 3 acres/.1 to 1.2 hectares
Improvements				
Rail Served: No		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Frontage on FM 1431 with a municipal, 18-hole golf course and Mother Nature's visuals from anywhere in the property.		
Fenced: Yes, partially		Landscaped: Yes, partially		
Located within an Industrial Park: No		Type of Business: Commercial, Retail and Residential		
Deed Restriction(s): Yes		Covenants: Yes		
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 8 & 12 inch/20.3 & 30.48 cm at the entrance with engineering needed for the remainder of the development Pressure: Not applicable		Sewer - Size of Nearest Line: 8 inch/20.3 cm with engineering needed for the remainder of the development
Electric Service: Pedernales Electric Cooperative (PEC)		Phone: (830) 868-6041	Facs: (512) 268-0328	Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line: 6 inch/15.2 cm		Pressure: Intermediate Pressure at the Bagdad Road and Crystal Falls Pkwy. intersection
Telecommunication Service: AT&T and/or SuddenLink		Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.		Phone: (512) 259-1709	Facs: (512) 746-5807	Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Patrick Shelton	Phone: (512) 459-9500	Facs: (512) 342-7921	Email: pshelton@duncan-austin.com	Web Site: www.duncan-austin.com
Sales Price: Negotiable			Lease Price: Not Applicable	
Comments: The site is within the City of Leander's ETJ with specific zoning to be determined. The City is very eager to see this property become a major planned development. Property Features: combination of large hilltops with spectacular views, flatlands with rolling terrain and oak trees and three major creeks which cut through the property and ultimately flow to Lake Travis. A boundary survey is available along with title report, topo, aerials, environmental site assessment report, and slope map showing various categories. For much more information and a brochure, please visit http://www.duncan-austin.com/properties/residential/crystalfallswest.html				